



**GRASSROOTS**  
REALTY GROUP

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**183 Christie Park Hill SW**  
**Calgary, Alberta**

**MLS # A2327273**



**\$849,900**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Christie Park                             |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 1,903 sq.ft.                              | <b>Age:</b>   | 1990 (36 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Corner Lot                                |               |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** None

Welcome to this beautifully maintained two-storey family home, ideally situated on a private oversized corner lot in the highly sought-after community of Christie Park. Offering over 2,900 sq. ft. of developed living space, this exceptional property combines comfort, functionality, and an unbeatable location—just 10 minutes to Downtown Calgary. Location is everything, and this home truly delivers. Families will appreciate being within walking distance of some of Calgary's most respected schools, including Ernest Manning High School, Rundle College, and Webber Academy. Daily conveniences are just minutes away with Signal Hill Shopping Centre, Aspen Landing, West Market Square (Sunterra Market), restaurants, caf  s, fitness facilities, and a wide variety of retail and entertainment options nearby. Commuting is effortless with both Sirocco and 69 Street C-Train Stations only a short walk away, providing quick access throughout the city. Situated on a quiet oversized corner lot, the property offers exceptional privacy, abundant natural light, additional street parking, a long driveway, and a double attached garage. Step inside to an impressive foyer highlighted by soaring vaulted ceilings and a dramatic curved staircase. Large windows flood the home with natural light, creating a bright, open, and welcoming atmosphere throughout the main floor. Stylish laminate flooring enhances the spacious living areas, while the functional kitchen features generous cabinetry, ample counter space, a sunny breakfast nook, and an adjacent formal dining room—perfect for everyday family living and entertaining guests. Upstairs, you'll find three generously sized bedrooms, all featuring vaulted ceilings that create an airy sense of space. The impressive primary retreat includes a large walk-in closet, charming bay window, and a private 4-piece ensuite. Two additional oversized

bedrooms provide excellent flexibility for growing families, home offices, or study areas. The fully finished walkout basement is a standout feature, offering exceptional versatility and future potential. Complete with a kitchenette, two additional bedrooms, a spacious recreation/living area, and direct backyard access, this level is ideal for multi-generational living, extended family, guests, or a home-based business. With the appropriate municipal approvals, it also presents an excellent opportunity to develop a future legal secondary suite, creating valuable mortgage-helper rental income. Additional features include a brand new hot water tank, dishwasher and plenty of room to personalize with your own finishing touches and décor. This move-in-ready home offers an outstanding combination of location, space, lifestyle, and long-term investment potential. Opportunities like this in Christie Park are rare—schedule your private viewing today!